

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **SEPTEMBER 26, 2006**

From:  **JAMES DURFEE/ALBERT RICHIE**

Subject: **MARTIS VALLEY RECREATION - COUNTY SERVICE AREA 28 ZONE 194**

ACTION REQUESTED/RECOMMENDATION: Conduct a public hearing, consider all protests, tabulate ballots, and adopt a Resolution annexing the Timilick at Tahoe (formerly Eaglewood) subdivision into Zone of Benefit No. 194, Martis Valley Recreation and setting charges to provide park and trail maintenance for the Timilick at Tahoe development in the Martis Valley area.

BACKGROUND: The County utilizes County Service Area Zones of Benefit to provide funding for special service within specific communities. The Timilick at Tahoe development will create 462 residential units on approximately 475 acres in the Martis Valley area. The area is described in Exhibit "A", and a map of the project is included as Exhibit "B". The conditions of approval for this project require the formation of a CSA Zone of Benefit to fund maintenance and operation of public trails and public recreational facilities within the Martis Valley area. Since a Zone of Benefit has already been created for this purpose, this development is required to annex into the existing zone.

Pursuant to Proposition 218, the property owners of record of the existing parcels of the Timilick at Tahoe development have signed a ballot approving an annual charge of \$131 per parcel and/or dwelling unit for each existing parcel and each new parcel and/or dwelling unit created by any final maps that are recorded. In lieu of receipt of mailed notice of this hearing, the owners of the existing parcel have executed a waiver. In order to proceed, staff recommends that your Board conduct a Public Hearing to consider all protests and tabulate the ballots. Should your Board elect to proceed, you must also adopt a Resolution to impose the parcel/dwelling unit charge.

ENVIRONMENTAL CLEARANCE: This is an administrative action required pursuant to the conditions of approval for this subdivision. As such, it is not a separate project and is not subject to further environmental review.

FISCAL IMPACT: The \$131 charge will be levied on each existing parcel/dwelling unit and each new parcel created by each new final map. The ballot also allows for an annual cost of living increase for this CSA charge. These charges are supported by a detailed engineer's report prepared by a registered professional engineer.

JD/AR

cc: COUNTY EXECUTIVE OFFICE

ATTACHMENT: RESOLUTION

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION
ANNEXING THE TIMILICK AT TAHOE DEVELOPMENT
INTO ZONE OF BENEFIT NO. 194 AND
ESTABLISHING A CHARGE ON PARCELS WITHIN
SAID DEVELOPMENT

Resol. No: _____

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____, by the
following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chairman, Board of Supervisors

WHEREAS, a condition of approval for the Timilick at Tahoe (formerly Eaglewood) development was the creation of a County Service Area to provide certain services for the benefit of the properties within the subdivision; and

WHEREAS, County Service Area Zone of Benefit 194 was previously established by Resolution No. 2006-191 to provide recreational services to this area; and

WHEREAS, the owners of record of said development desire to annex into Zone of Benefit 194 for said development to satisfy the conditions to obtain a final map; and

WHEREAS, the owners of record of Assessor Parcel Number 080-060-083-000 of said development have consented to the imposition of fees for said development to satisfy the conditions to obtain a final map for the project, and

WHEREAS, the owners of record of the properties have approved ballots to set a charge on parcels and dwelling units within said areas of development, and

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WHEREAS, the Board finds that said ballots constitute unanimous approval of the charge by the property owners within said areas of Zone of Benefit after proper notice has been given of the right to protest.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Placer, State of California, as follows:

The Board of Supervisors does hereby annex into Zone of Benefit No. 194 within County Service Area No. 28 an area to be coterminous with the boundaries of the Timilick at Tahoe development (vesting tentative subdivision map PSCP T20040186), which zone shall provide services within said development; and

The Board of Supervisors does hereby establish with the consent of the property owners and in conformance with Section 4 of the Article XIID of the California Constitution and pursuant to Government Code Section 25210 et seq., a charge against each parcel and/or dwelling unit within APN 080-060-083-000, the Timilick at Tahoe development, that may now exist or which may be created by any final map of the Timilick at Tahoe development, in the amount no greater than \$131 per parcel/dwelling unit. Said charge shall commence with the 2006-2007 tax year.

The charge established hereunder shall be subject to modification each year in an amount not to exceed the change in the State of California San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for All Urban Consumers, commencing with the 2006-2007 tax year, which shall not exceed 5% in any one year.

ATTACHMENTS: EXHIBIT A & B

EXHIBIT "A"

**Timilick Exterior Boundary
Zone of Benefit 194
County Service Area No. 28**

ALL that real property situated in the County of Placer, State of California, described as follows:

Being all of Parcel 2 as shown on that certain Parcel Map Entitled "Parcel Map No. 75741"
field of record on May 18, 2004 in Book 31 of Parcel Maps at page 147, Placer County
Records.

APN(s): 080-060-083.

End of Description

EXHIBIT "B"
Timilick Phases 1A & 1B Lot Lines
Zone of Benefit 194, County Service Area No. 28

BOOK _____ OF MAPS, PAGE _____



